

In The News...

FCADC 2023 Year in Review

FCADC Submits Five LSA Grant Applications

Johnson Controls Awarded Dept. of Energy Funding

Franklin Logistics Receives Rail Funding

County Unemployment Rate Remains 3.0%

On November 28th the PA Department of Labor & Industry reported that the Chambersburg-Waynesboro unemployment rate remained 3.0% in October, which is lower than the national and statewide averages. Additionally, it was reported that the number of jobs in the County reached 63,100, a record high.



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The Developer

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...Message from Mike

It's hard to believe that we've completed another trip around the sun. 2023 was another great year for the FCADC and Franklin County. As you will read, our office was involved in 17 "traditional" economic development projects that resulted in an eye-popping \$650 million of capital investments. It should also be noted that in addition to the \$7.3 million of economic development incentives facilitated by the FCADC, the projects will support the recruitment and retention of more than 7,100 jobs.

So, what about 2024? It, too, will be a busy 12 months. I am very optimistic that we will see measurable progress with respect to our two major redevelopment challenges, those being the former Scotland School for Veterans Children (SSVC) and the Chambersburg Mall. In addition, as I am writing this, our office has 18 bona fide projects in various stages of progression on which we are assisting.

While we have confirmed the viability of our strategic location and that 2024 is expected to be a continuation of 2023, we have long-term growth-related challenges that need to be addressed. Locally and regionally, we continue to experience a labor shortage. To seriously improve the situation, we need to be focused on increasing the housing supply for every economic strata; expanding the availability of high-quality early-learning /childcare options; and re-evaluating opportunities for creating a functional public transportation network. Moreover, we need to continue our support of community investments because our focus can no longer be simply on the number of jobs that can be created but the quality of our communities. Enhancing our community development efforts to create places where people want to live will go a long way in our collective efforts to further diversify the economy.

As a reminder in closing, the FCADC will host its annual **State of the Economy Breakfast** on Thursday March 7 at Green Grove Gardens. Sponsors are always welcome. If you are interested, please contact Judy Evans, FCADC Operations Manager, at 717-263-8282 or judy@fcadc.com.

I extend my best wishes to everyone for a healthy and prosperous 2024!



2023 Impact



Franklin Logistics Receives Funding for Rail Infrastructure

FCADC Provided a Support Letter for the Funding

On December 14th, the Pennsylvania Department of Transportation announced over \$42 Million of rail freight infrastructure funding to support 25 new rail projects across the Commonwealth. Locally, Franklin Logistics and Development was awarded \$2.1 Million for rail infrastructure development for a 400,000 square foot warehouse facility in Chambersburg. The project includes installation of a new turn-out, 1,657 linear feet of rail siding, unloading dock, and canopy. The FCADC provided a support letter to PennDOT on behalf of the funding request.



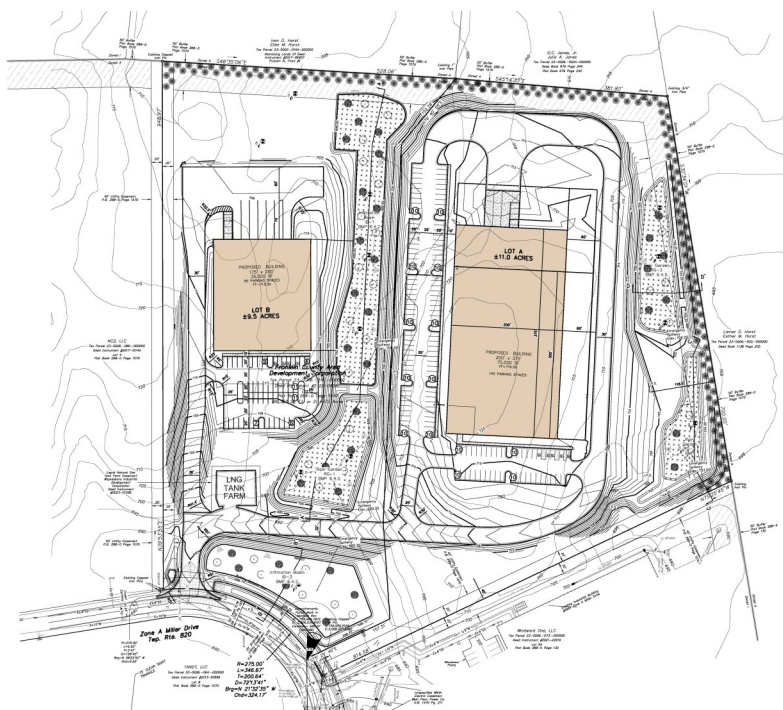
Johnson Controls Awarded Federal Funding for Heat Pump Production Waynesboro Plant to Benefit

Johnson Controls (JCI), which still markets products made at 100 CV Ave., Waynesboro, under the Frick brand established in 1852, received \$33 Million from the Department of Energy to be used at the local site, as well as facilities in San Antonio, Texas, and Wichita, Kan. The company will match the grant, putting the total investment at more than \$66 Million. The allocation to JCI is part of the Investing in America plan for nine projects to accelerate heat pump manufacturing at 15 sites across the Country. The growth is projected to add 100-200 engineering, HVAC, mechanical, plumbing, and electrical jobs to the Waynesboro facility, which currently employs 370. According to a JCI spokesperson, investment in Waynesboro will be “double-digit millions”.



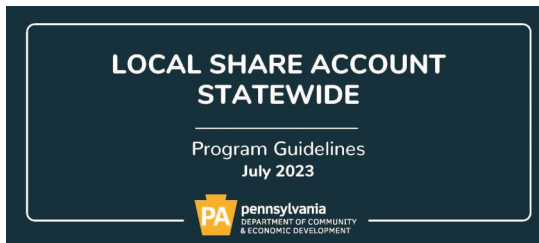
FCADC Lot 5 Wharf Road Project Progressing 2-lot Subdivision Planned

The FCADC is progressing with the concept of a 2-lot subdivision on Lot 5 within the Wharf Road Industrial Park. The latest plans include an 11 acre and 9 acre parcel capable of supporting construction of up to two industrial buildings of 75,000 and 35,000 square foot respectively. Several entities have already shown interest in working with the FCADC to acquire a lot, or enter into a developer arrangement with the FCADC to provide a turn-key building for lease or purchase. The plan is to move forward with either one-or-both of the lots in 2024. For more information, please contact the FCADC.



FCADC Submits LSA Applications on Behalf of Five Local Non-Profits

In November, the FCADC submitted applications for funding from the Commonwealth's Local Share Account (LSA) grant program on behalf of five local non-profits. The LSA program provides community enhancement funding to non-profits via proceeds from the state's gaming fund. The FCADC is partnering with Leg Up Farm, Shalom Christian Academy, Cumberland Valley School of Music, Capitol Theatre Foundation, and the Children's Advocacy Center of Franklin County on their respective requests for funding. In total, the organizations are requesting \$3.3+ Million for a range of projects from new HVAC, to facility renovations, to new facility construction. It is expected that grant awards will be announced sometime in the Spring.



Franklin County Economic Development Highlights-2023



A facility to recycle electronic equipment used by Amazon is expected to open in April 2024 in Antrim Township, bringing with it 300 to 500 jobs within the next three years. The 550,000-square-foot building is in the Matrix I-81 Logistics Center situated behind the Instant Brands distribution center. An affiliate of Amazon, re:Cycle Reverse Logistics is an electronics processing, reuse and recycling company that works to extend the life of used electronic equipment through reuse, repair and recycling. Amazon also opened a 1,050,000 square foot distribution center at Exit 24 in the United Business Park.



Governor Josh Shapiro announced that Corrugated Partners Group, a collaborative network of cardboard sheet feeders, will invest \$52.7 million to expand its manufacturing operation creating at least 80 new good-paying jobs in Franklin County within the next three years. The Corrugated Partners Group's manufacturing operation in Pennsylvania will be known as Keystone Sheets. The company is leasing and renovating a 420,000-square-foot facility at 1465 Nitterhouse Drive in Chambersburg,



Burnside America, Inc. is expanding their 30,000 square foot manufacturing building located at 5900 Coffey Avenue within the Cumberland Valley Business Park in Chambersburg. The 30,000 square foot expansion is expected to be completed in early 2024. Based in Tullow, Ireland, Burnside is a leading manufacturer of custom hydraulic cylinders for all types of mobile applications and heavy equipment OEMs.



Waynesboro-based Hopewell Manufacturing closed on a \$354,000 low interest loan from the Pennsylvania Industrial Development Authority (PIDA). The loan will be used for the purchase of new machinery and equipment at Hopewell's North Franklin Street powder coating operation. In addition to the PIDA loan, the FCADC provided a \$150,000 FCFF low interest loan for facility renovations and improvements.



Walmart opened its "bookend" distribution centers at Interstate 81, Exits 3 and 24. The facilities represent over 4 million square feet of store distribution and e-fulfillment operations for the Country's largest retailer.



Endurance Real Estate Group, LLC completed construction of 1,006,500 square feet of logistics space adjacent to Exit 10 of Interstate 81 in Marion. The company is expecting to deliver the building to the market very early in 2024.

The Developer



The FCADC is partnering with Manitowoc Crane Group on a \$2 Million Redevelopment Assistance Capital Program (RACP) grant in support of a \$4+ Million paint line expansion project at Manitowoc's Shady Grove campus. The project will take shape over 2024. The FCADC is serving as the grant applicant and grantee.

MRP | INDUSTRIAL

MRP Industrial completed a 951,080 square foot industrial building in the State Line Logistics Park on State Line Road in Antrim Township. An additional 420,000 square foot building is also planned along Greenmount Road.



DCED Secretary Rick Siger and Director of the Governor's Action Team, Brent Vernon visited the FCADC to discuss economic development in Franklin County. The visit also included a tour of the Martin's Potato Rolls expansion in Chambersburg. Siger's visit represented the first time in the FCADC's history that a cabinet level secretary visited the FCADC.

FCADC Low Interest Loans-2023

Company	Program	Amount
Biltwood Powder Coating	Pennsylvania Industrial Development Authority (PIDA)	\$354,742
	& Franklin County First Fund (FCFF)	\$150,000
STEMgineers	Franklin County First Fund	\$56,200
James Buchanan Hotel and Pub	Pennsylvania Industrial Development Authority (PIDA)	\$200,000
	& Franklin County First Fund (FCFF)	\$100,000
Hope Wellness and Counseling	Franklin County First Fund	\$100,000
Stouffer and Company	Franklin County First Fund	\$100,000

Board Member Spotlight...



Jim Junkin

Jim is the vice-chairman of the FCADC Board. He is a partner with his son in Junk-Inn Farms, LLC located in Willow Hill. The farm raises turkey, swine, sheep, and grows crops in support of the animal operations. Jim is a past president of the Fannett-Metal School District Board and has been active in many other community organizations, including Metal Township Volunteer Fire Co., the Franklin Learning Center, and the Franklin County Farm Bureau.



Scott Brown

Scott is the current treasurer of the FCADC Board. Scott graduated from Shippensburg University with a BA & MPA in Public Administration. He is the Executive Director of the Shippensburg Area Chamber of Commerce, and is the Executive Associate to the President of Shippensburg University. Scott is active in many community organizations including planning the annual Uprise Music Festival in Shippensburg.



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